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TRIPURA GAZETTE

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PART-- I--Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.

Government of Tripura
Urban Development Department

No.F. 5(29)-TUDA/Estt/2025/ **Dated,27/03/2026**

NOTIFICATION

Tripura Zonal Negative List of Uses Regulations, 2025

In exercise of the powers conferred under Section 162 read with Sub-section (ii) of Section 66 of the Tripura Urban Planning and Development Act, 2018 (Tripura Act No. 12 of 2018), the Urban Development Department, Government of Tripura hereby issues the "Tripura Zonal Negative List of Uses Regulations, 2025" as follows:

These Regulations shall apply to all Urban Local Bodies and Planning Areas in the State of Tripura and shall come into force from the date of publication of this Notification. All uses and activities shall be permitted until prohibited under the Negative List of Uses issued through this notification, and mixed use of land and buildings shall be permitted across all zones. All Master Plans, Zonal Development Plans, development permissions, and land use changes shall be guided by the prohibited uses specified herein.

Negative List of Uses Regulations

S.No	Zone	Uses/Activities Prohibited
1	Residential	1. Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 2. Warehousing, storage godowns of perishables, hazardous, inflammable goods 3. Wholesale mandis and junk yards 4. Workshops for buses 5. Slaughterhouses 6. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms 7. Quarrying of gravel, sand, clay and stone
2	Commercial	1. Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 2. Poultry farms and dairy farms 3. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms 4. Quarrying of gravel, sand, clay and stone 5. Workshops for buses
3	Industry	1. Residential buildings that are not directly related to the industry 2. Hospitals
4	Public & Semi-public	1. Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 2. Warehousing, storage godowns of perishables, hazardous, inflammable goods 3. Junk yards 4. Workshops for buses 5. Slaughterhouses 6. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms

S.No	Zone	Uses/Activities Prohibited
		7. Quarrying of gravel, sand, clay and stone
5	**High-Intensity Zone**	1. Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 2. Warehousing, storage godowns of perishables, hazardous, inflammable goods 3. Wholesale mandis and junk yards 4. Workshops for buses 5. Slaughterhouses 6. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms 7. Quarrying of gravel, sand, clay and stone
6	**Recreational**	1. All residential units except for watch and ward personnel. 2. Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 3. Large-scale warehouses for inflammables or perishable goods 4. Educational and healthcare facilities 5. Slaughterhouses 6. Wholesale mandis and junk yards 7. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms 8. Quarrying of gravel, sand, clay, stone 9. Workshops for buses
7	**Transportation**	1. All types of industries 2. Storage or handling of hazardous, flammable, or explosive materials (except at approved fuel stations) 3. Educational and healthcare facilities 4. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms 5. Quarrying of gravel, sand, clay and stone 6. Slaughterhouses
8	**Primary Activity**	1. All residential units not associated with primary activity in the respective land. 2. Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 3. Warehousing, storage godowns of perishables, hazardous, inflammable goods 4. Wholesale mandis and junk yards 5. Workshops for buses 6. Slaughterhouses
9	**Protective & Undevelopable Use Zone**	1. Any habitable development except hospitality and tourism sector 2. All type of industries 3. Solid waste dumping grounds or any polluting substances, sewage disposal sites and sewage farms

S.No	Zone	Uses/Activities Prohibited
		4. Slaughterhouses 5. Quarrying of gravel, sand, clay and stone 6. Poultry farms and dairy farms 7. Workshops for buses
10	**Special Area**	1. Residential or commercial development unless permitted. 2. Industrial, storage, or warehousing activities unless permitted.

By Order of the Governor,

Digitally signed by
Milind Dharmrao Ramteke
Date: 27-03-2026
10:31:27

(Dr. Milind Ramteke, IAS)
Secretary to the
Government of Tripura